

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

MONDAY, FEBRUARY 11, 2002

3:00 P.M.

J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members Bloomfield, Clement, Kreider, Raser, Senhauser, Spraul-Schmidt and Wallace present. Members absent: Borys, and Sullebarger.

MINUTES

The minutes of the Monday, January 28, 2002, meeting were unanimously approved (motion by Bloomfield; second by Clement),

HISTORIC DISTRICT DESIGNATION, MOHAWK-BELLEVUE HISTORIC DISTRICT

Urban Conservator Forwood presented the staff report for the designation of the Mohawk-Bellevue NBD Historic District and the adoption of the Mohawk-Bellevue NBD Historic District Conservation Guidelines. Mr. Forwood explained that an Interim Development Control (IDC) District No. 57, Mohawk, was designated by City Council to include the portion of Mohawk that was covered by the Neighborhood Housing Retention Ordinance, but not included in the Over the-Rhine (North) Historic District to protect the historic resources while the Mohawk historic district was studied. The expiration date for the IDC is March 26, 2002. Upon the Historic Conservation Board's approval of the historic designation report and guidelines and following a pre-hearing scheduled for February 15, 2002, the request for historic designation will be presented to the City Planning Commission and City Council.

Mr. Forwood pointed out that the designation report describes how the boundaries of the district were determined. The proposed district extends approximately two blocks along West McMicken Avenue from just west of its intersection with Ravine Street to 612 West McMicken Avenue on the north side of the street and 615 West McMicken Avenue on the south side. The district only includes properties that front on West McMicken Avenue. The buildings within the district represent a variety of architectural styles from 1860 to 1900, including Queen Anne, Italianate, and Greek Revival. The buildings have largely retained their historic integrity and together convey a sense of time and place. Mr. Forwood noted that the buildings to the north and south of the designated area have either been demolished or are largely deteriorated.

The proposed guidelines are identical to those just approved for the Over-the-Rhine (North) Historic District.

Mr. Forwood stated that a pre-hearing was held on January 10, 2002. Following the pre-hearing, Mr. David Woodruff, owner of several properties within the proposed district appeared at the Historic Conservation Offices expressing concern that the designation may delay demolition of deteriorated buildings and impede

development. Additionally, David and Patricia Rahner of 444 West McMicken submitted a letter in support of the designation.

-- Mr. Kreider entered the meeting. --

Ms. Spraul-Schmidt suggested adding the words "in the midst of the post-World War I anti-communist hysteria known as the 'Red Scare'." to the end of the second full paragraph on page 4 of the designation report.

-- Mr. Raser entered the meeting. --

John Walter of 458 Klotter Street was present to address the Board. He stated that the lots at the corner of McMicken and Ravine have been cleaned and maintained by the community for approximately the past ten years. The neighborhood would like to see those lots remain as greenspace. Mr. Walter asked if the Historic District could be extended to include that corner, as he believes it would be beneficial to the neighborhood.

Frederick Ellenberger, 550 West McMicken, also addressed the Board requesting basic information regarding the decision to study the area for historic designation and what criteria were used to make the determination. Mr. Senhauser suggested that he meet with Mr. Forwood following the meeting for further information.

BOARD ACTION

The Board voted unanimously (motion by Bloomfield, second by Wallace) to favorably recommend to the City Planning Commission and to City Council:

1. The designation of the Mohawk-Bellevue NBD Historic District, as described in the Mohawk-Bellevue NBD Historic District Designation Report and platted on the accompanying map, with the addition of wording at the end of the second full paragraph on page 4 of the designation report as follows: " in the midst of the post-World War I anti-communist hysteria known as the 'Red Scare'."; and
2. The adoption of the Mohawk-Bellevue NBD Historic District Conservation Guidelines.

CERTIFICATE OF APPROPRIATENESS & ZONING VARIANCE FOR 1829 KEYS CRESCENT LANE, EAST WALNUT HILLS HISTORIC DISTRICT

Mr. Senhauser recused himself from participation in the decision because he is the architect for the project. Ms. Spraul-Schmidt also recused herself, as the applicant is her sister. Mr. Bloomfield assumed the position of Chairman for this item.

Mr. Forwood presented the staff report for a Certificate of Appropriateness and the necessary zoning variances to renovate an existing attached garage and to build a new detached two-car garage with parking area at 1829 Keys Crescent Lane, a contributing resource to the East Walnut Hills Historic District.

Mr. Forwood described the property as facing Keys Crescent Lane and being situated below the roadway grade. Presently, two driveways provide access to the existing garage and a rolled asphalt parking area west of the house. Mr. Forwood explained that under the current proposal, the driveway that extends in front of the house would be removed; the second driveway off Keys Crescent Lane would remain. A larger parking area paved with Uni-Stone will be installed west of the

house. A portion of an existing stone wall will be removed and the salvaged stone used to construct a new wall surrounding the parking area. The proposed two-story garage, to be located west of the house, will be of frame construction with a reinforced concrete foundation. Exterior walls will be finished with cement stucco; the hip roof and shed dormer will be covered in slate.

There are two zoning issues. The first concerns the height of the garage. The Zoning Code limits the height of accessory buildings to 12'-6". As designed, the proposed garage is approximately 16'-3" tall. Secondly, within the R-1 zone, no accessory building may be erected in an open space other than a rear yard. Staff believes due to topographical constraints and an existing in-ground swimming pool, the proposed site is the best location for the two-car garage. Staff recommended granting the necessary zoning variance for height and side yard location to allow construction of the new garage as proposed.

In response to Mr. Raser, Mr. Forwood stated that the East Walnut Hills Assembly was contacted but staff received no response or inquiries regarding the application.

Applicant Amanda Lamb from John Senhauser Architects was present to respond to questions from the Board. She provided an additional drawing for a multi-pane sash window on the front of the existing building. Responding to Mr. Raser, she stated that the sewer line that runs through the site is private and will not be disturbed by the new garage. Mr. Senhauser replied that there are no easements since it is a private street.

Owner Elizabeth Rogers was present to respond to questions. She informed Mr. Kreider that the property line relocation has been completed. Mr. Kreider also questioned if any excavation would be done or fill added to level the site. Mr. Senhauser stated that there is no change in grade with the current design/location.

In reply to Mr. Kreider, Mr. Forwood explained that an accessory building requires only a three-foot setback from the side property line.

BOARD ACTION

The Board voted (motion by Kreider; second by Clement), Senhauser and Spraul-Schmidt recused, to take the following actions:

1. Find that the renovations to the existing garage and the proposed detached garage meet the East Walnut Hills Historic District guidelines and approve a Certificate of Appropriateness, with the condition that final construction drawings and landscape plan be submitted to the Urban Conservator for approval prior to construction; and
2. Grant approval of a zoning variance for the height of the garage and its siting, finding that such relief:
 - a. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic, architectural or aesthetic integrity; and
 - b. Will not be materially detrimental to the public health, safety and welfare or injurious to the property in the district or vicinity.

OTHER BUSINESS

Mr. Forwood stated that Assistant City Solicitor Ely Ryder, as part of the zoning code rewrite, has made changes regarding historic legislation including adding a new section on appeals and administration. These changes were forwarded to Mr. Kreider and Mr. Senhauser for review prior to the zoning rewrite being released for public comment.

ADJOURNMENT

As there were no other items for consideration by the Board, the meeting adjourned (motion by Spraul-Schmidt, second by Kreider).

William L. Forwood
Urban Conservator

John C. Senhauser
Chairman

Date